

# Land Adjacent To Dochart House

Killin, Stirlingshire, FK21 8TN

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# Introduction

A parcel of land extending to approximately 3.97 acres. Beautifully positioned on the edge of the village of Killin and within the Loch Lomond and The Trossachs National park, the land extends down to the banks of the River Dochart





Loch Lomond & The Trossachs National Park is one of Scotland's most stunning and diverse natural areas, offering a mix of lochs, mountains, forests, and charming villages. The village of Killin is located at the western end of Loch Tay, and it sits on the eastern boundary of the park. It is often considered a gateway to the Breadalbane area of the park, which is known for its dramatic mountains and glens.

The land extends to about 3.97 acres of level grassland, bordered by mature trees that naturally define its boundaries. While the land is currently unfenced, the tree line provides a clear visual indication of its extent. It stretches down to the banks of the River Dochart, with around 200 metres of river frontage.

The land has recently been used for silage production, offering potential for continued agricultural use or other rural pursuits. Additionally, trout fishing rights are included, providing a valuable recreational opportunity.





Running along one side is Core Path Ref. No. S0968 which delineates the boundary to the land. It follows the route the old railway line and leads on to the historic Dochart Viaduct and continues on to the stunning and much-photographed Falls of Dochart, making this an ideal location for those who appreciate natural beauty and outdoor activities.

There is a servitude right of access from Lyon Road with additional rights to connect to the mains services located in the road.

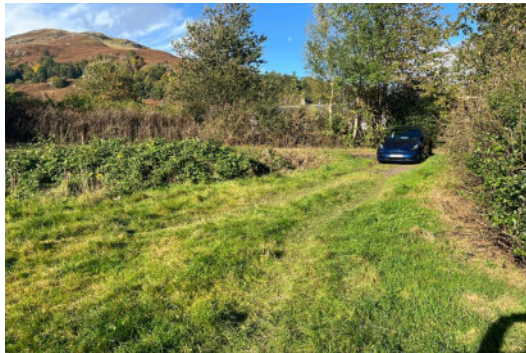
The land is being sold as agricultural land. In the event that the purchaser or their successors in title obtains commercial or residential planning permission, within 25 years of the date of sale, the purchaser or their successors in title shall pay to the seller 25% of the uplift from its current agricultural value to that of development land.













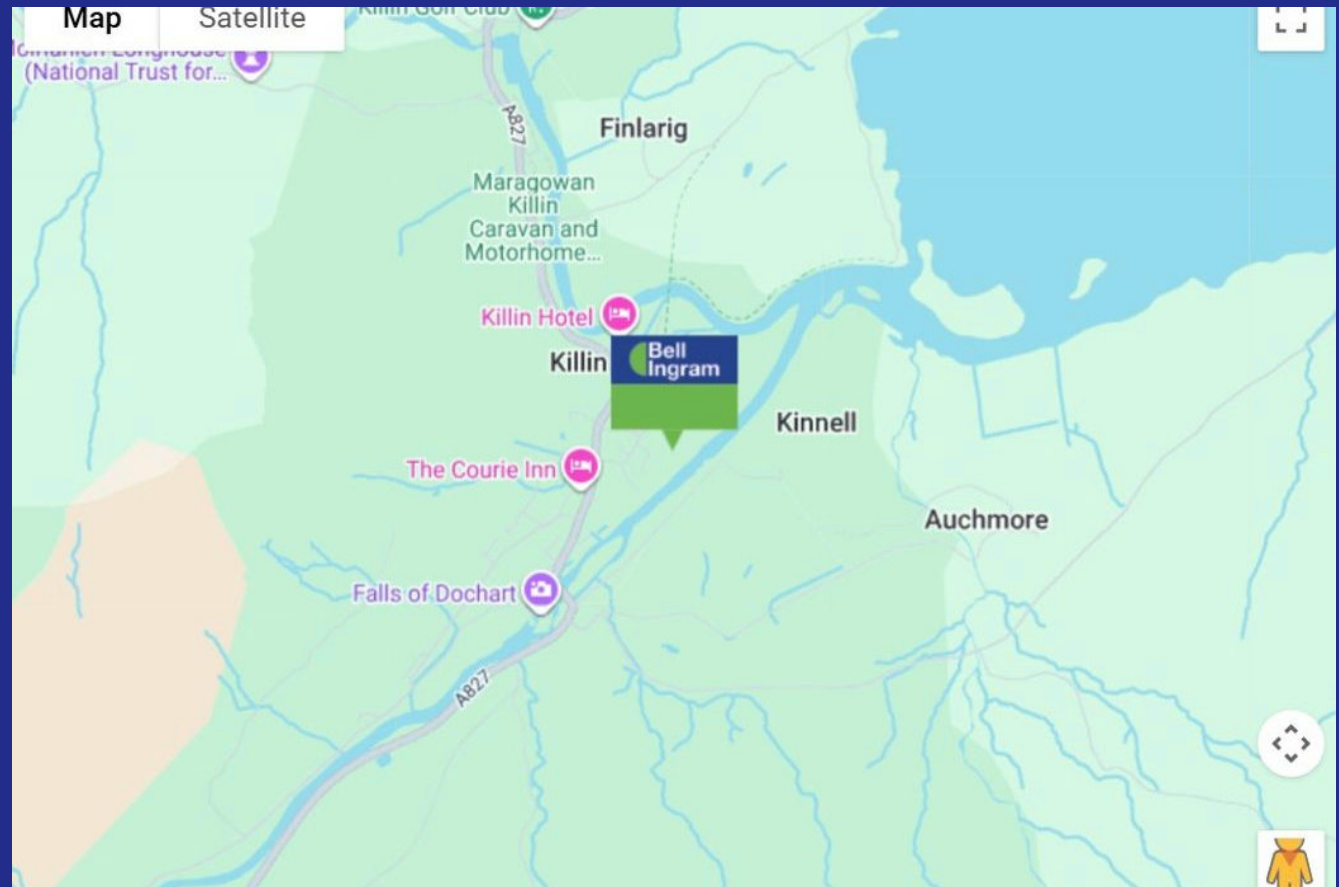
# Location

Killin is a picturesque village sitting at the western end of Loch Tay just within the boundary of the Loch Lomond and The Trossachs National Park. It is renowned for the dramatic and beautiful Falls of Dochart. Steeped in history, the area features fascinating landmarks such as a prehistoric stone circle, the ruins of Finlarig Castle, and the scenic MacNab burial ground.

The village offers a range of local amenities including a Post Office, chemist, small supermarket, hotels, restaurants, a medical practice, bank, and library. The village has a local primary school, while secondary pupils attend McLaren High School in nearby Callander.

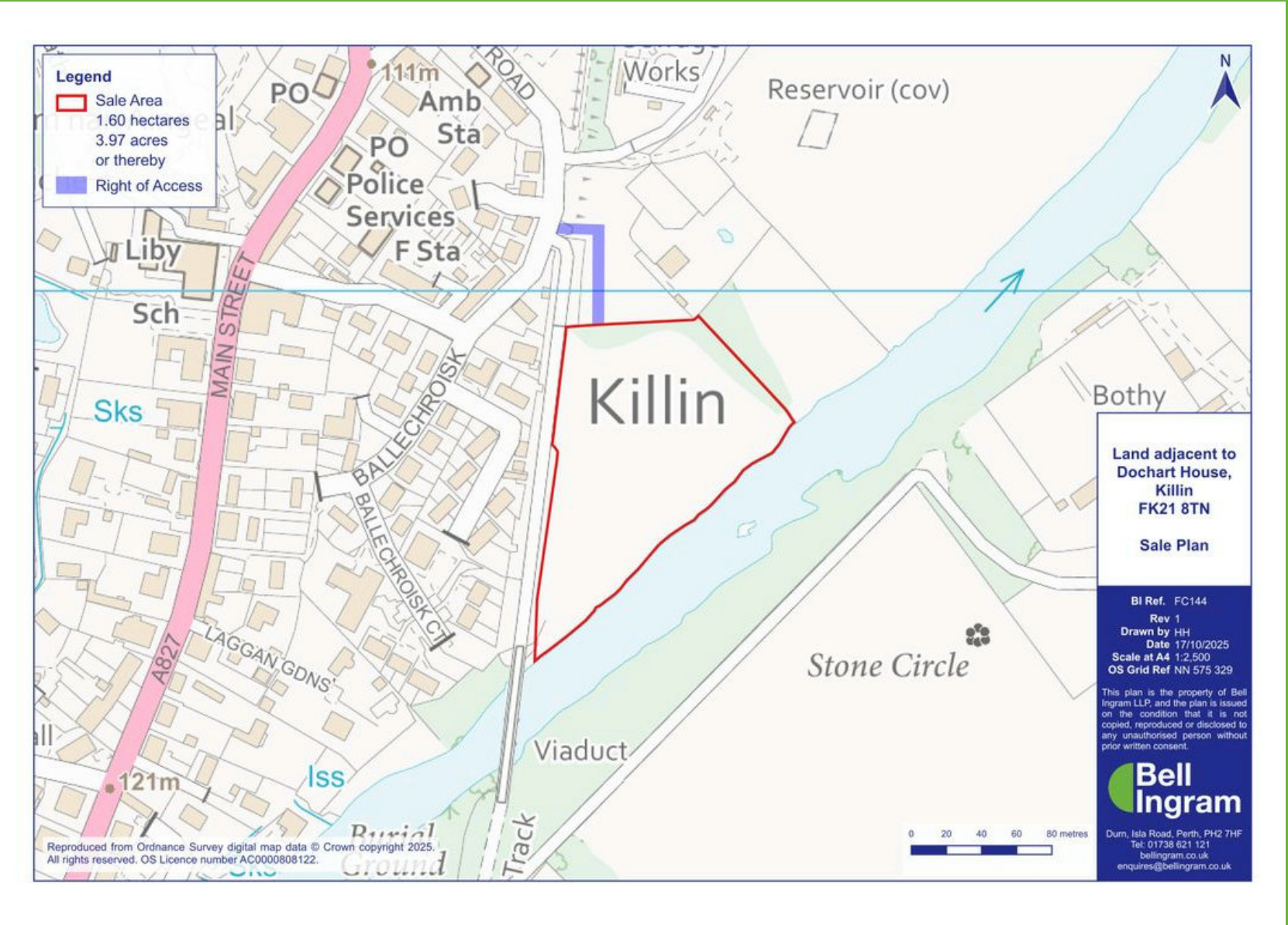
Outdoor enthusiasts will find plenty to enjoy, with a nine-hole golf course and superb opportunities for hillwalking and climbing on Ben Lawers and its surrounding peaks. Loch Tay provides excellent fishing and sailing, while nearby Glen Lochay, Glen Ogle, and Glen Lyon offer scenic walking and cycling routes.

The nearby towns of Callander, Aberfeldy, and Crieff offer additional services including veterinary clinics, opticians, dental practices, and a diverse selection of shops and art galleries. Each town features excellent community facilities, with both indoor and outdoor sports amenities. A highlight is the Birks Cinema in Aberfeldy which is a beautifully restored, community-run venue. Stirling and Perth are within easy reach by car, providing a full range of business, leisure, and retail facilities. Glasgow and Edinburgh are also easily accessible.



# Plans

3.97 acres (1.60 ha)





# Details

Local Authority  
Perth & Kinross Council

Tenure  
Freehold

## Services & Additional Information

### DIRECTIONS:

Travel west from Perth along the A85 towards Lochearnhead. As you reach the end of the village, turn right at the T-junction. Continue for approximately five miles, then turn right at Lix Toll onto the A827, signposted for Killin and the Falls of Dochart.

After crossing the Bridge of Dochart, follow the road through Killin village. Just opposite Killin Primary School, turn right onto Lyon Road. Continue along Lyon Road until you reach a T-junction, then turn left. The entrance to the core path, which runs along the boundary of the land, is located about 70 metres ahead on your right.

For viewers using the 'what3words' app, the location of the track end is ///perfumes.dressy.teardrop



Killin, Stirlingshire, FK21 8TN

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Carl Warden

Perth

01738 621121

carl.warden@bellingram.co.uk



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